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Empire State Architect

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ANNOUNCEMENTS

DIRECTORY

In this issue appears, to the best of my knowledge, the first printed directory, by affiliates, of the membership of the New York State Association of Architects.

Should errors exist, as they probably do, it is in no way due to lack of effort on the part of Secretary John T. Briggs, Publisher Julian L. Kahle, and an extra secretary in my office during the past month.

A complete set of cards have been set up alphabetically by constituents, and for the Association, showing paying and non-paying membership, together with the officers of

each affiliate, and now with a minimum of effort can be

kept up to date.

It is regretable that during the process of compiling this directory it was discovered that many of our members were not receiving the EMPIRE STATE ARCHITECT owing to the fact that no record of their membership had been forwarded to the publisher. In the case of one affiliate less than two-thirds of its membership have been receiving the publication during the past year. This condition should not exist, and will not from this day forward if the publisher can be kept informed of changes in addresses, and names and addresses of new members. Your cooperation in this matter will assist to a proper distribution of the publication, and stimulate greater interest in the Association.

EXECUTIVE SECRETARY

Since late June of this year an untiring effort has been put forth to determine the advisability of engaging a full time (non-architect) Executive Secretary for our State Association.

The Directors at a meeting in New York August 21st, 1943, recognized the necessity of a full time secretary, discussed some potential phases of an income to help defray the yearly expenses of such an executive, with the result that a seven man committee was appointed to draft a proposal to be submitted for financing an executive secretary.

Such a secretary will ultimately be the answer to a complete unification of the profession within the state and to the proper processing of the ever increasing activities of our State Association. The sooner such or a similar program is inaugurated the quicker will be our strength and importance in the various activities within the state connected with and related to our profession.

Your most thoughtful consideration is solicited when this

proposal is presented by your delegate.

CHARLES ROCKWELL ELLIS,
President

POST-WAR STANDARDS

A joint study of proposed American standards, sponsored by the A.S.A. and the Producers' Council, Inc., has just been published by the American Standards Association. Max H. Foley is general chairman of the committee which includes in its membership all elements of the Construction industry. A completely revised standard basis for the coordination of dimensions of Building Materials and Equipment is contemplated.

Every architect should have a copy of this bulletin, A 62-1, September 1, 1943, which may be obtained from Mr. M. W. Adams, Secretary A.S.A. Committee A 62, c/o Modular Service Association, 110 Arlington Street,

Boston 16, Mass.

Every constituent organization should have an active committee studying their proposals and making suggestions to the A.S.A. Committee through its secretary.

AMONG THE CONSTITUENTS

. SIDNEY L. STRAUSS

NEW YORK SOCIETY

The boys are together again after their vacation and the first Fall meeting was most interesting.

Local Law 29 was the subject of considerable discussion at this meeting and all enjoyed Lu Bernfield's very complete interpretation.

A nominating committee to bring in a slate of officers for the next year was elected and the meeting was conducted in its usual splendid fashion by our President, Bob Teichman.

NEW YORK CHAPTER

Now that vacations are over the Chapter will continue to prosecute the lawsuit which was instituted by the Civil Service Group.

No stone is being left unturned by the Committee, headed by Charles Platt, to the end that the private practitioner maintain his rightful place as being qualified far better than any bureau in the designing of public buildings.

BRONX SOCIETY

This Society mourns the loss of its president, Tom Dunn, who passed away so suddenly. His memory will always be cherished by those who knew him and the Society has suffered a very distinct loss.

Bill Kane, our first vice-president, is now acting-president and with the first Fall meeting in the offing, it is hoped that the attendance will continue as it has in the past.

BROOKLYN CHAPTER

Adolph Goldberg, President of the Chapter, will rap the gavel before long and start things humming for the Fall season!

QUEENS SOCIETY

Ray Irrera started the Fall season with a bang!

There was a fine attendance at the first Fall meetings. The members were given some interpretations of the new Local Law 29 by Tom Kelleher in a most enlightening fashion.

A nominating committee was elected to bring in nominations at the next meeting.

Keep an eye on this Society and watch it go places!

WESTCHESTER COUNTY SOCIETY

With the coming of Fall and Winter the Society will make a special effort to keep itself an active force in the community.

It is hoped that we will be able to formulate an active program for the coming season so that all meetings will be of interest to the membership, which should insure good attendance.

The BLUE PRINT, our official publication, is keeping all members informed under the newsy heading, "Pencil Dirt."

Otto Gette, our president, has great hopes for perfect attendance at the meetings. The boys will not let him down!

MID-HUDSON VALLEY SOCIETY

Your postcard received, and I am shocked to notice its date. Perhaps that is in a nutshell the answer to it—for I

have so little time for so many things that the dates pass like telegraph poles on a railway. Because I am one of those weary "war workers" whose existence seems bounded by work and bed, with brief visits to the table, and lunch box.

The fact that I am not winning this war single handed is the explanation of the silence in our direction. That and the fact that our few members remaining at liberty are so widely separated geographically that in these days of the New Deal gestapo, it has been impossible to hold a meeting.

Of our little Society three are in local war plants, two building ships for Kaiser in California, one designing them for Gibbs & Cox in New York, one is an air force major in England and one a captain of engineers Somewhere. One is in war work in Kingston, one in a shipyard on Staten Island and one in a radio plant in New Jersey, and two are building Grumman planes down on Long Island. Still another on war work in Georgia.

Hoping that architectural organization can not only be kept alive but activated to meet the wide opportunity of the post-war world as an aggressive, progressive unit, I am

Yours sincerely,

Louis Booth,

SYRACUSE SOCIETY

In keeping with the war effort and matters important to the architect, this organization dispensed with the usual recess for formal weekly luncheon meetings for the months of July and August and thus continued its program throughout the summer.

As the fall season approached some bright and aspiring member deciding that an election of new officers for this society was inevitable and that this was the opportune moment to clean house as there was almost too much accomplished during the past year. Thus the perennial nominating committee was appointed—Mr. Melvin L. King being chairman. There were many meetings behind closed doors et cetera and apparently after assumed refusals by prospects, the same slate of officers were named and reelected consisting of the following: Prof. L. C. Dillenback, president; Mr. Merton E. Granger, vice-president, and Mr. Rollin H. Burden, secretary and treasurer. Note the latter held the funds. We feel, however, that this in a small way, is the policy in Washington, D. C.

We actually are making splendid progress to date and President Dillenback is cracking the old whip in his usual manner and this is just what we want.

Prof. Walter Taylor heading our radio committee is now endeavoring to seek a few pleasant speaking voices for broadcasting purposes among our members in order to present a worthwhile weekly program for public consumption. The thought in mind is to properly inform the public as to just what the architect really does and the niche which he fills in our business structure.

The Annual Outing of the Syracuse Society of Architects, sponsored by a committee composed of Messrs. Merton E. Granger, Carl F. Woese (Spark Plug) and Paul B. Sweeney, presented a fine clambake and program one day in the early fall at North Syracuse, N. Y. The athletic accidents were of a minor nature fortunately.

(Continued on page 22)

EFFECT OF TAXES-FEDERAL, STATE AND MUNICIPAL-ON HOUSING

by ARTHUR C. HOLDEN, F. A. I. A.

Though the primary purpose of taxation is the raising of revenue, it is obvious that the way in which taxation is applied tends toward the exercise of a social control. Therefore, the method of application of a tax is of first importance, not only to those who are taxed but to those who may feel the indirect effect of the taxes upon society.

Even those, who have little knowledge of the shifting and incidence of taxation, know that an import duty on a specific product tends to stop importation and to produce less revenue if the rate is set higher than the market for the produce can absorb. Hence in assessing a tax for the purpose of producing revenue, care must be exercised lest undesirable social consequences may be produced. Our local municipalities depend for their revenue almost exclusively upon the tax assessed against real estate. Hence they must not overtax and destroy the ability of real estate to pay its own way.

It is not only at the time the tax is set that forethought must be exercised with regard to social consequence. Events may develop and other factors may come into play which change the social effect of a tax long after its application. It is necessary periodically to examine the tax structure in order, so far as possible, to prevent undesirable social effects which may be the unintended effect of the shifting of taxation. At the present time real estate is directly and indirectly subjected to the effects of heavy federal and state taxation in addition to bearing the brunt of local taxation which is assessed against real estate. An analysis and clarification of the situation is im-

perative.

Understanding of the use to which tax money is put as well as knowledge of the methods of taxation that are employed are equally essential if we are to eliminate the difficulties which have grown up as a result of ill-considered tax levies. I am well aware that some students of taxation contend that so long as total revenues are adequate to meet the total expenses of government, including debt service obligations, that it is unnecessary to attempt to allocate particular revenues to particular purposes, or to confine the expenditures for specific purposes within the limits of the revenues that may have been allocated to those particular purposes. The writer believes that so far as possible taxes should be apportioned on the basis of a charge for services performed. There are, of course, many public services which by their nature must be charged to the general fund and paid for out of the general tax but the greater the amounts that must be so charged, the stronger the reason for segregating all such services as are capable of carrying a special revenue charge.

For example, the total budget of New York State is approximately

For example, the total budget of New York State is approximately \$380,000,000 of which about one half is assigned to state aid to education. Out of the remaining \$185,000,000 about one third goes to pay for care of the disabled in state hospitals, most of whom are mental cases. The principal sources of income on which the state of New York depends are: the Income Tax, the Gasoline Tax, and the state's share of taxes on real estate which are collected locally. Outside of cities, the school tax is collected separately. As a result the rural taxpayer has a better idea than the city dweller of the

proportion of his tax which goes to pay for education.

There is, however, no real attempt on the part of the state to explain the allocation of taxes. Practically all revenue passes through the general fund. Even the gasoline tax is not assigned to a single purpose although it was originally authorized as a measure to reduce the drain upon the general fund caused by the state program for improved highways. To those who have criticised the raising of a revenue through the gasoline tax greater than the current appropriations for state highways, the argument has been advanced that such a tax is justified because prior highway appropriations were met out of other funds. Basically, this is part of the general argument that all state revenues are merely fortuitous parts of the general fund and that it is the prerogative of the legislature to make appropriations from the general fund without respect to the source and virtually without consideration of the social price that may be paid for specific parts of the revenue.

It is this lack of consideration of the social price of revenue that has been responsible for the growth of conditions which have so seriously affected real estate as to constitute a threat to the solvency of our municipalities. Although the general real property tax is by far the heaviest, and certainly heavier than it ought to be, it is by no means the only tax which adds to the cost of maintaining shelter. We shall close with some observations on the administration of the general property tax but before coming to these, we shall attempt to indicate the chaotic effect of miscellaneous "other" taxes, federal

state and local.

Although the toll which it exacts is not so high in dollar volume, the federal income tax affects real property administration fully as much as the real property tax. The earnings on real estate when title is held by a corporation are subject to both the corporate income tax and if distributed in dividends, are then subject to the personal income tax. Hence equity money invested in housing must run the risk of earning enough to pay first the local property taxes, second the state franchise tax, then the federal income tax. Interest

and taxes are obviously deductible as expenses before the calculation of net income, but many of the administrative rulings of the Bureau of Internal Revenue tend to influence depreciation and amortization policies and cause adherence to bookkeeping entries which are most immediately advantageous for tax purposes rather than an adherence to administrative policies which are advantageous in the long run. A particular case in point is the disadvantageous effect of the monthly payment mortgage contract that has been worked out by the F.H.A. where at the outset the amortization payment is but a small part of this payment. Although the cash outgo remains the same every month, the amount subject to Federal Income Tax increases progressively as the aggregate of interest payments grow less and amortization payments increase. Assume the likelihood that, as the project grows older, the rents are reduced so that very little margin remains over the fixed required outgo of the mortgage contract. The project may face the possibility that the obligations for amortization may not be met simply because these are subject to income tax which is graduated into a higher bracket as the amortization requirements increase. If it is desired to set up reserves for depreciation, these, too, will be subject to income tax if in excess of the rule of thumb depreciation allowances determined by the Revenue Bureau.

The progressive taxation of corporate incomes has tended to discourage large scale real estate enterprise. The makers of the federal revenue laws have apparently given scant thought to the social effects of the corporate income tax upon the management of real estate. Real estate is primarily a managerial occupation and it is taxes as though it were primarily concerned with buying and selling. Although a cash surplus is essential to the growth of conservatively operated real estate enterprise, real estate was treated just like any other corporation when federal policy sought to increase dividend disbursements by the imposition of the special tax upon undistributed corporate surplus. Even in normal times the earnings of real estate are subject to fluctuation. Though earnings are usually best when property is new, some special pressure may create a sudden increase in earnings. It is in periods when its earnings are best that real estate, especially housing projects, should be encouraged to accelerate the amortization of its indebtedness. It is thus possible to prepare for future rent reductions by reducing the obligations for interest charges. Income tax legislation should be so framed that housing projects are not overtaxed in periods of high earnings provided these earnings are used to reduce debt or create additional housing fa-

Where real estate is held by a partnership or an individual, all net gains are subject to tax even if these are kept in the enterprise and applied to long range improvement that may be of distinct social value. Because of the risks of fluctuating rents and fluctuating capital values, there is more temptation in real estate to withdraw or consume cash reserves than there is in industry. If improvements are made beyond ordinary repairs, local assessments are raised and there is more tax to pay to the municipality. To escape administrative mistakes the alternative of a sale is always open. A successful sale means a capital gains tax. Continued buying and selling real estate for the quick capital turnover that may be obtained, means that the burden for the capital gains tax as well as the income tax and the general realty tax are all charged against the ultimate rent payer.

Those to whom real estate is sold are confronted with the task of earning a return on a capitalization that is often imputed rather than real and which has really been discounted in advance by heavy cash withdrawals. This bidding up of capital values has seemed to indicate a market value of real estate which tax assessors have been justified in following. Therefore, housing is asked to pay the penalty for the advance discounting of future earning by being charged a property tax in the present assessed on the basis of expected future earnings rather than on the basis of earnings that have been realized.

Real estate corportaions are also subject to the state franchise tax. While this is not especially burdensome, its effect is to encourage evasion by manipulation of capital assets to avoid the assessment which would be the result of a large outstanding stock issue. Although the mortgage recording tax is very small, it is still another of the special taxes to which real estate is subject. In 1926 the New York Legislature recognized the need for encouraging a more conservative type of large scale corporation for undertaking housing enterprise. A special type of limited dividend corporation was authorized which was made fully exempt from taxes to the state. These corporations were also exempted for a twenty year period from taxes on "improvements." They were not, however, exempted from the local tax on land value only and many of them have been taxed more heavily than intended through increased assessments "upon land value only" on the assumption that the improvements built upon it increased the value of the land. Although at the time the legislation was passed, promises were made, the federal government has never recognized the need for limiting the income tax levied upon this type of corporation.

As a result of legislative permission granted to New York City to raise a revenue through a sales tax of not to exceed 2%, real estate has been subjected to the equivalent of a capital levy upon the value of improvements made after the imposition of the tax. The rents of these properties will feel the handicap of this tax. Had it not been for the virtual cessation of building within the city due to the war, the tendency of this type of tax to increase "other" rents might have made itself felt. This is another instance of the blindness of legislators to the social implication of taxation which is imposed without careful study of possible social consequences. It is another example of failure to distinguish between the effect of a sales tax on a capital product and on a consumable commodity.

sales tax on a capital product and on a consumable commodity.

While we are speaking of the effect of taxation upon rents, through the tendency of a tax to increase the figure at which property is capitalized, it would be well to touch upon the tendency of the general property tax especially when levied upon unimproved property to increase the indicated capital value at which that property is held. No better examples can be found than properties which abut many of the great arterial streets in the Borough of Queens. In particular, property along Queens Boulevard has been held for years for a type of development which might justify its increasing price. There were spots along Queens Boulevard at particular important intersections where improvements appeared to justify themselves. Because both of the small land area required as well as the proportionately small capital outlay for construction, gas stations seemed for a while to be the best and most profitable use for the strategic high priced corners. But it soon became evident that in the general interest a limit had to be put upon the number of gas stations. During the period in question, a line of the city owned subway has been planned and completed along a large section of Queens Boulevard. Large sections affected by the subway have now been built up. Development in the main, however, has avoided the Boulevard frontage and taken place one or two blocks away where there is a chance to escape the effect of higher land values" and higher assessments. Even today property along Queens Boulevard is not only less intensively developed but is developed less desirably than property back from it. Notwithstanding this, the property along the Boulevard has been purchased for higher prices, and taxed at higher rates. Irrespective of whether these taxes have been paid or have been allowed to accumulate against the property, the cumulative effect of the taxes has been to add a capital burden which has had a retarding effect against the use of the property. When the time comes for the property to be developed, the value imputed to the land, which, during its undeveloped period, has carried high taxes, will be one of the excuses given for the attempt to develop it more densely than is considered desirable for intelligently planned housing.

In other ways, too, the general property tax upon undeveloped land has produced results which are undesirable from a social point of view. Within and nearto the areas of our larger cities there has been a tendency to tax open spaces out of existence. Those who are half-versed in the theories of Henry George have advocated the taxation of land at its "full value" and have spoken against the taxation of improvements. One interpretation of this theory has been that if land everywhere were taxed to its "full value," it would not be possible to hold land out of use and hence it would not be profitable to overdevelop particular land because of the scarcity of land generally. We shall not go into the difficulties that are raised by our inability accurately to determine the meaning of "full value," or by our inability to understand what portion of "full value" may be the result of those social values which are said to have created the "unearned increment." The point which we desire to stress is that we have over-assessed and overtaxed so-called "unimproved lands" (perhaps in an honest attempt at compromise) so that generally attempts are made to bring these lands into intensive use prematurely, or to hold them for still more intensive use. Perhaps had we "over-taxed" to a greater degree, owners might have abandoned these lands and the lands would then have reverted to public ownership. The localities would have been confronted with the task of raising a revenue from the lands already improved by private ownership possibly supplemented by rentals of public lands.

The difficulty which confronts both our large and medium sized cities is how to preserve open space accessible to important central areas and how to equalize the burdens and advantages of open space and intensively developed lands in close proximity. In one sense, a golf club which preserves parked recreational lands in the midst of a growing residential community is rendering a public service; yet there have been cases where golf links have been put out of existence by a sewer assessment plus increased taxes levied against the whole district. In the heart of Manhattan there is at least one example of open space maintained by private enterprise. Samuel Ruggles laid out Gramercy Park as a private park in which all the abutting owners maintained an undistributed interest. The city has recognized the value of the arrangement. Gramercy Park itself goes untaxed but the value created by the park is assessed against the properties which are benefited. The advantages derived from this arrangement suggests ways for maintaining greater open space both within and about our cities. Certainly during the "transitional" periods, which now build up so many difficulties for days to come,

it might be possible to arrange for the desirable social uses for properties where valuable openness is preserved. If the time comes when the open lands must be sacrificed, there is the possibility of the imposition of an increment tax to compensate for the social loss of the open space. The example of the frequent sale of church sites, after long periods of tax exemption without a compensating increment tax levied against the sale price, is sufficient to demonstrate the need of a more enlightened tax policy with respect to the maintenance of social values due to openness as well as to special services.

The general property tax needs extensive revision all along the line. There is particular need for study of the social consequences of the tax and for a revision which will reduce the social damage which is the unwitting result of neglect, and so far as possible encourage policies which will produce social advantages. The approach should be analytical. New York City has long paid for its water by a separate water tax, based on water consumption. At first this was a fixed charge based on the number of outlets in use. Latterly the charges have been based on metered consumption. It would be possible to tax for sewers, sewer maintenance and dis-

posal on a similar basis.

The problem of highway construction and highway maintenance has been met in the past by an apportionment of the assessment for benefit between the municipality and the local district. In a city such as New York the assessment is usually split three ways between the city, the borough and the locality, the proportion depending upon the type of improvement involved. There is always a tendency of the locality to resist assessment for benefit. The attempt to shift and spread costs to the largest taxing area possible is natural. It has the effect, however, when the tax falls upon real estate, of limiting the amount of work that can be paid for in a given period. There are two obvious ways of improving the situation; first, a better administrative use of the gasoline tax, particularly with respect to cities; and second, a wider use of the toll gate system. Theoretically, tolls are perhaps the best and fairest method of paying for a public improvement. The limitation on the toll system is almost entirely a matter of practicability.

To some extent the same may be said of the fare as a method for paying for the cost of rapid transit. New York City's difficulties with the real property tax have been to a considerable degree aggravated by the fact that the practicable limits of the 5 cent fare have been exceeded. There is a long story of capital manipulation, royalties, interest charges, etc., behind New York's subway deficit. It is sufficient to point out here that the "fare for service rendered" is in principle reasonable, and that had public opinion been capable of forming technical judgments, New York could and should have today a self-supporting rapid transit system just as it has a self-

supporting water supply.

It is our argument that the burdens of the real property tax can be greatly reduced by a more widespread application of the "charge for service rendered" principle. It is obvious that there are many cases, however, where the "charge for service" principle can not stand alone and must be combined with the "insurance charge" principle. We refer particularly to police, the administration of justice, public health and education. Space is not available for an extended discussion of possible methods for financing these services. It is sufficient here to point out that a combination of the two principles is the correct approach. For example, we could make our costs of education far less burdensome by recognizing that a proportion of the cost at best should be borne by those enjoying the service. This proposition should be varied with ability to pay. The balance which might be considered "insurance" on the part of the community, should also be varied with ability to pay but the tax should be levied in such a way that the tendency to shift and the capitalized burden are both minimized. It is self evident that the personal income tax is a better source of educational funds than the general property tax since the real property tax tends to be shifted and distributed through rents. The same can be said of the costs of public health administration and hospitalization.

With respect to the cost of police protection and the treatment of crime, we shall only point out that too large a share of this cost is blindly charged to the community as a whole through the general property tax. The revenue derived from fines and court costs is today negligible. It is perhaps significant to mention here that at the close of the 18th Century an Englishman by the name of Granville Sharp advocated combatting a rise of lawlessness by a return to the system of "tens and hundreds," instituted by Alfred the Great. Under this system the remaining members of the ten or hundred division of the community were held responsible for depredations by a member of their group. If a portion of the cost of protection and crime administration were assessed back against the small locality in which crime originated, it might have a salutary effect in deterring or eliminating law violations as well as helping in part to make use of the "service rendered" principle.

The tax burdens which are borne by housing can be greatly reduced by intelligent understanding, analysis, and a balancing of the advantages and burdens of the services rendered. Fundamentally, it must be remembered that the basis of equitable taxation is equit-

able and honest governmental bookkeeping.

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NOTE: The editors regret that photographs of three Directors, namely Louis Booth, George B. Hall, and William C. Stohldreier were not available.

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1943

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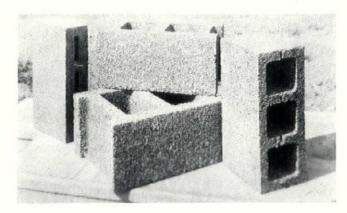
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AMONG OUR CONSTITUENTS

(CONTINUED)

Our newly elected Board of Directors is composed of the following members: Messrs. Harry A. King, Paul B. Sweeney, Webster C. Moulton, D. Kenneth Sargent and Thorvald Pederson. This group has dusted off our old constitution and is stream-lining it. They are making a study in which our membership may be substantially increased by other interested candidates.

President Dillenback and N. Y. State President Ellis are carefully studying and promoting action within this society as to both federal and state pending legislation pertinent to the architectural profession. President Dillenback faithfully reads all current A. I. A. bulletins for the benefit of those members who have not been properly informed.

Prof. D. Kenneth Sargent is doing a splendid job also with his work in the state committee, Safety in Housing.

Mayor Thomas Kennedy of this city recently met with this society and promised his full cooperation pertaining to the private architect and Post War Work (Projects) under his jurisdiction. Various committees have been appointed within this society and who are now meeting with civic groups, general contractors and luncheon clubs all on this most important matter of Post War Planning.

Recently ten of our members journeyed to Rochester, N. Y., by train of course, and joined fellow members there at the Central New York Chapter of the American Institute of Architects. This meeting was well worth attending, in fact was inspiration to an architect in these most uncertain times.

We have had a serious loss in this society. This member was a genuine architect in the full sense of the word—genuine. Paul Hueber was a real leader, a civic inspiration and an ethical architect. We miss Paul. Thorvald Pederson, Paul's successor, is maintaining an office at the former's address.

Respectfully submitted,

ROLLIN H. BURDEN

CENTRAL NEW YORK CHAPTER A.I.A.

The Central New York Chapter of the American Institute of Architects met on October ninth at the Hotel Sagamore in Rochester. President Bickford introduced Edgar I. Williams of New York City, Regional Director, who spoke on the future development of an Institute publication to serve a wider field than the present Octagon, and to furnish a means for a better understanding of the architect by the layman and to foster a better and more normal architectural taste.

At the conclusion of Mr. Williams' talk, the meeting was turned over to Vice-President Leo Waasdorp, Chairman of the Chapter Committee and Member of the A.I.A. Committee on Membership. After speaking briefly of the work being accomplished, he introduced Julian Oberwarth of Frankfort, Kentucky, A.I.A. Membership Secretary, who held the meeting closely while outlining in a most interesting way the possibilities of increased service to society and to the profession to be derived from a greater membership and the correspondingly larger Institute income.

ROBT. T. BICKFORD, President

William G. Kaelber, senior member of the Architectural office of William G. Kaelber and L. A. Waasdorp, Rochester, New York, is the recent recipient of the degree of Master of Humane Letters from the University of Rochester.

"Bill" has served the profession most faithfully for many years past, in the Education Department of the State, the Chapter, and the State Association.

A most deserving recognition of our fellow Architect. Congratulations!

Mr. Thorvald Pederson, formerly with the office of A. L. Brockway for thirteen years and with the office of Paul Hueber for the past six or seven years, is now practicing architecture at 200 Syracuse-Kemper Building, 224 Harrison Street, Syracuse, N. Y., as "Thorvald Pederson, Architect, Successor to Paul Hueber."

Our good friend William J. Picard, for twenty-five years a public servant in various capacities in the New York State Department of Labor, and through this Department well known to the architectural profession, has recently opened an office as Consulting Industrial Engineer at 75 State Street, Albany, New York.

A TRIBUTE TO PAUL HUEBER

Born in Syracuse, raised in Syracuse, educated in the schools and college of Syracuse. A real product of this city. One who established a name for himself, and by himself, leaves a memory that commanded the respect of all who knew him when here and which follows after he has gone to his reward in the Great Beyond.

These traits of character leave "footprints on the sands of time" that form a path true and straight for the young to follow and for the old to ponder over the trail that they have left behind.

Paul has passed on but his memory still lives. I well remember his birth. I now grieve for his death.

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